

PROPERTY DETAILS

- **SPACE AVAILABLE +/- 2,400 SF**
- **ASKING RENT: \$1.60/SF NNN**
- MULTI-TENANT RETAIL CENTER LOCATED AT THE SHOPS ON MING
- HIGHLY VISIBLE LOCATION WITH GREAT SIGNAGE OPPORTUNITIES
- TRAFFIC COUNTS OVER 173,448 VEHICLES PER DAY
- EASY ACCESS FROM MING AVE & S. REAL RD.
- CLOSE PROXIMITY TO VALLEY PLAZA MALL & 0.3 MILES WEST OF HIGHWAY 99 ON/OFF RAMP
- ZONED C-2 (REGIONAL COMMERCIAL ZONE) IN THE CITY OF BAKERSFIELD
- NEARBY TENANTS INCLUDE: ROSS, T.J. MAXX, FOODMAXX, CHUCK E. CHEESE, GUITAR CENTER, THE HOME DEPOT, BANK OF AMERICA, CHASE BANK, PETSMART, QUALITY FURNITURE AND 99 CENTS ONLY



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AERIAL OVERVIEW

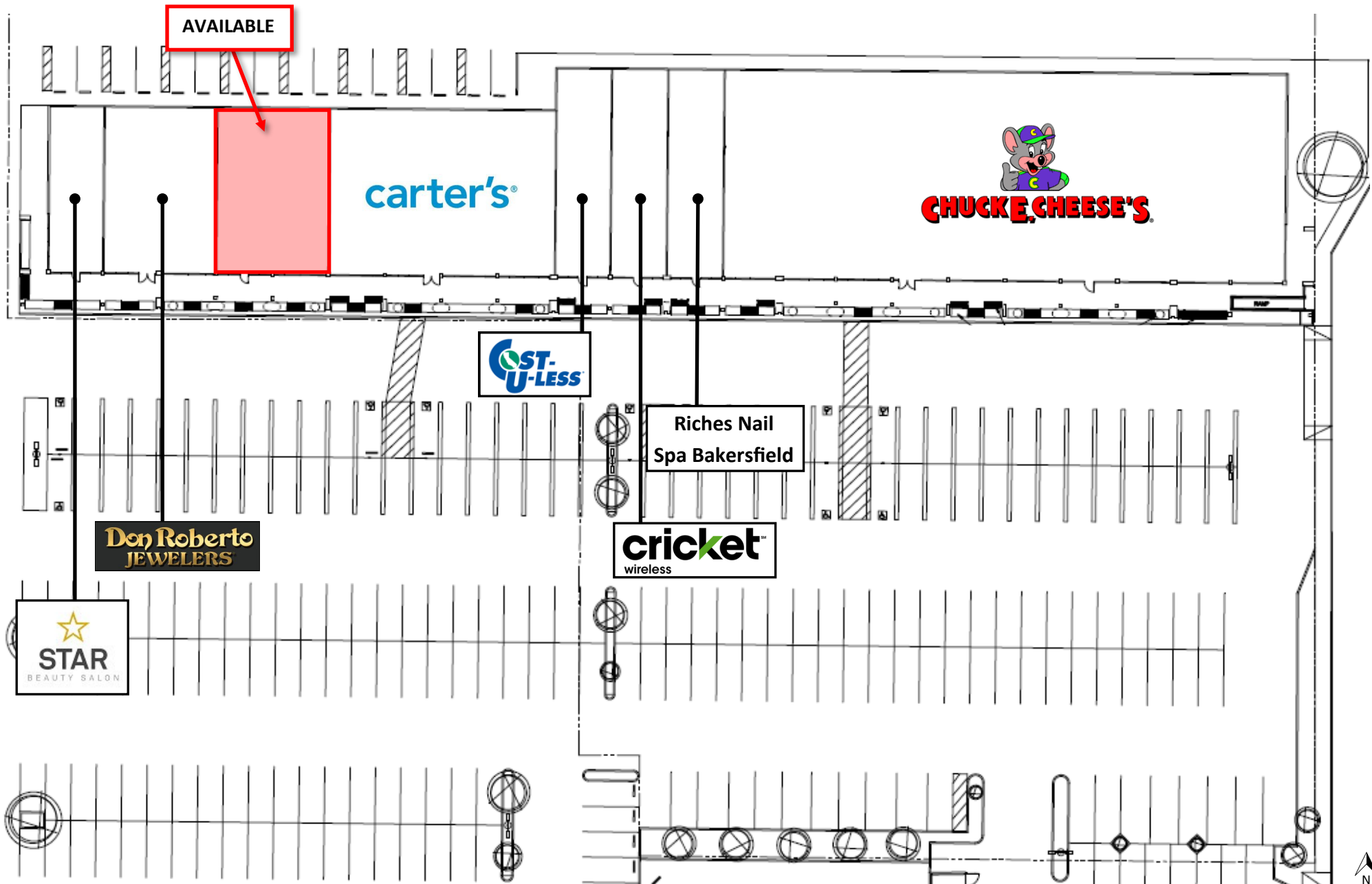
3788 Ming Ave., Bakersfield, CA 93309

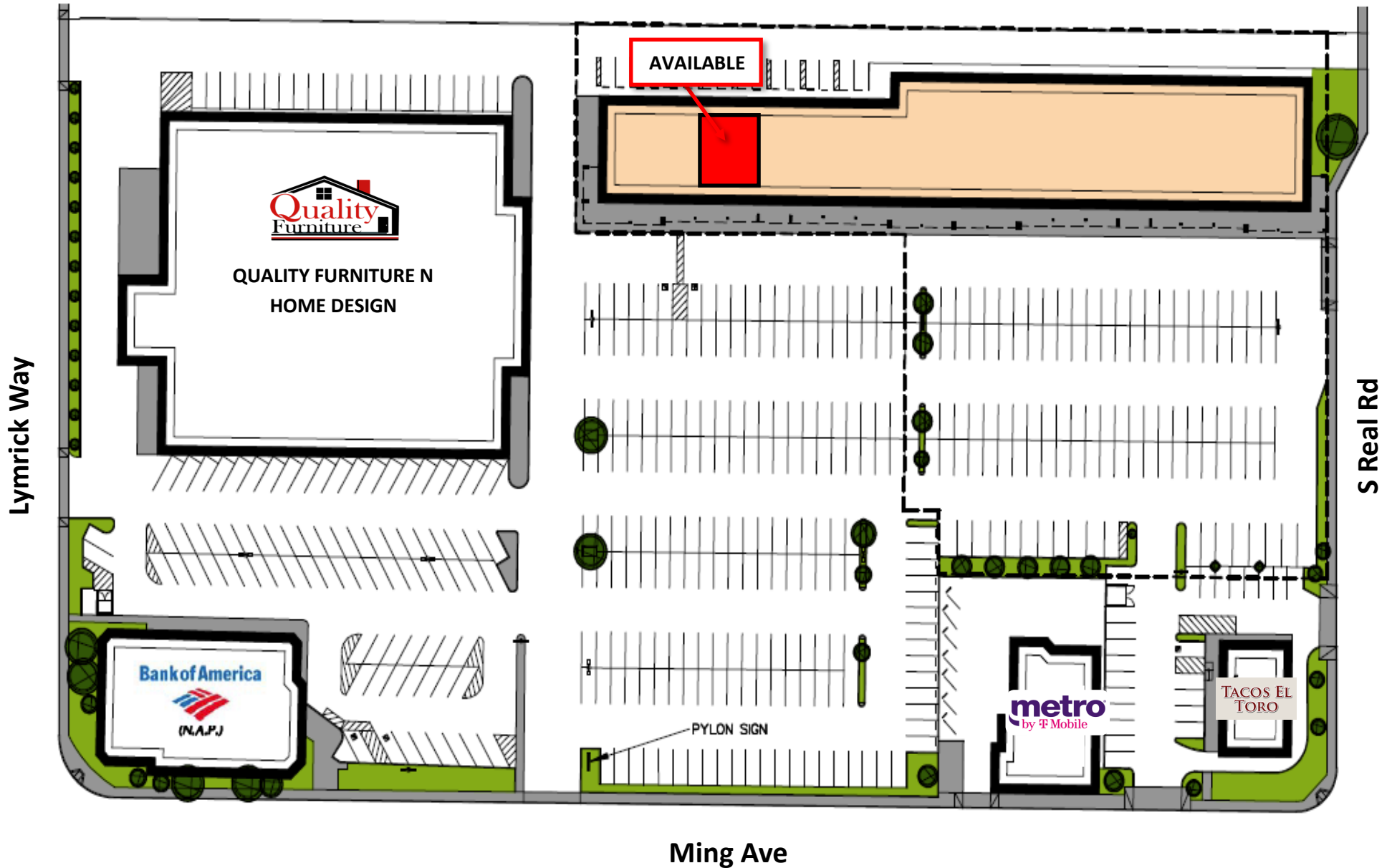


The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determined to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.

SITE PLAN

























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DEMOGRAPHICS

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KEY FACTS			KEY FACTS			KEY FACTS		
1-MILE RADIUS			3-MILE RADIUS			5-MILE RADIUS		
 21,431 Population	 31.3 Median Age		 147,215 Population	 31.9 Median Age		 341,099 Population	 31.4 Median Age	
 2.8 Average Household Size	\$44,070 Median Household Income		 2.9 Average Household Size	\$51,169 Median Household Income		 3.1 Average Household Size	\$56,304 Median Household Income	
BUSINESS			BUSINESS			BUSINESS		
 827 Total Businesses	 7,353 Total Employees		 7,518 Total Businesses	 70,552 Total Employees		 14,277 Total Businesses	 141,373 Total Employees	
INCOME			INCOME			INCOME		
 \$44,070 Median Household Income	 \$21,944 Per Capita Income	 \$19,746 Median Net Worth	 \$51,169 Median Household Income	 \$25,258 Per Capita Income	 \$45,107 Median Net Worth	 \$56,304 Median Household Income	 \$26,707 Per Capita Income	 \$66,776 Median Net Worth

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